

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MAC AGENDA

Tuesday, November 9, 2021
6:00 P.M.

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://ccccounty-us.zoom.us/j/2830849836>

or

Dial In: (888) 278-0254

Conference code: 142291

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3864?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

Bethel Island Municipal Advisory Council



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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. Office of the Sheriff/Marine Patrol
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Approve Draft Record of Actions—October 12, 2021

6. **Presentations**

- a. None

7. **Items for Discussion and/or Action**

- a. Agency Comment Request CDDP21-03036: Development Plan modification to CDDP14-03028 to modify the proposed type of residential units from apartments and cottages to the construction of 30 single family detached residences on parcel B and 34 single family detached residences on parcel e and various improvements on the site and to reduce the total amount of units from 64 residential units to 64 residential units.
(Applicant, Owen Poole, SDC Delta Coves LLC)
- b. Community Projects for Downtown area with Mitigation Funds (Ongoing)

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8. Committee Reports/Member Reports

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-10/14/21 County Zoning Administrator Agenda for October 18, 2021
- b. R-10/19/21 County Planning Commission Agenda for October 27, 2021
- c. R-10/29/21 County Zoning Administrator Agenda for November 1, 2021
- d. R-11/04/21 County Planning Commission Agenda for November 10, 2021
- e. R-11/04/21 Notice of Public Hearing for November 10, 2021

10. Future Agenda Items

11. Adjourn

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Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
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Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Draft Record of Actions

**6:00 p.m.
October 12, 2021**

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Bittner, Councilmember Pam Allen, Councilmember Rob Brunham (late), and Councilmember Whitlock

MEMBERS ABSENT:

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Kammerer. Second made by Allen. Motion carried: 4-0. AYES: Allen, Bittner, Kammerer and Whitlock.

PUBLIC COMMENT:

Jody – Crosswalk beeping.

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Mike Brown and Sgt. Steele provided an overview for Marine Patrol.
- b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of September.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of September; an update on the ECCFPD annexation; update on Zone Haven grant.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19 efforts and the October 2nd Community Clean-Up.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for September 14, 2021:** Motion to approve the draft record of actions as presented made by Kammerer. Second made by Brunham. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, and Kammerer.

PRESENTATIONS

- a. **Draft Groundwater Sustainability Plan:** Ryan Hernandez, Contra Costa Water District provided an overview of the DRAFT Groundwater Sustainability Plan and East County groundwater conditions and the East Contra Costa Groundwater Sustainability Agencies (GSAs) plans for the long-term health and sustainability of groundwater. This document is being prepared, as required by the State, to comply with the Sustainable Groundwater Management Act (SGMA). The GSAs seek your input on the draft GSP. Comments for the Draft Groundwater Sustainability Plan are due by October 6, 2021. Click here for the Draft GSP: <https://www.eccc-irwm.org/sgma-documents-reports>
Questions regarding the GSA should be directed to:
Ryan Hernandez, Manager, Contra Costa County GSA, ryan.hernandez@dcd.cccounty.us (925) 655-2919.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Community Projects for Downtown area with Mitigation Funds:** Standing item.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** No Report.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** Fire Department tiles for archway should be complete by November.
- f. **San Joaquin Yacht Club:** Boat Light Parade is the 2nd Saturday in December.
- g. **Ad Hoc Fire Safety Committee:** No Report.
- h. **Scout Hall:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- i. **Citizens' Fire Committee:** No Report.
- j. **Heart Safe Communities Program:** No Report.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
- b. R-09/20/21 County Planning Commission Agenda for September 22, 2021
- c. R-09/30/21 County Planning Commission Cancellation Notice
- d. R-09/30/21 County Zoning Administrator Agenda for October 4, 2021

FUTURE AGENDA ITEMS

ADJOURNMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 6:45pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on November 9, 2021 at 6:00p.m. and location to be determined due to Covid-19.



AGENCY COMMENT REQUEST

Date October 26, 2021

We request your comments regarding the attached application currently under review.

DISTRIBUTION
INTERNAL
☒ Building Inspection ☒ Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
☒ APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services (1 Full-size + 3 email Contacts)
☒ Traffic
☒ Flood Control (Full-size) Special Districts

LOCAL

☒ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

Consolidated – (email) fire@cccfd.org

☒ East CCC – (email) brodriguez@cccfd.org

☒ Sanitary District Ironhorse Sanitary

☒ Water District CCWD, Diablo Water

City of _____

School District(s) _____

LAFCO

☒ Reclamation District # 799

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Bethel Island MAC

☒ Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Bethel Island Municipal Improvement District

Please submit your comments to:

Project Planner Margaret Mitchell

Phone # 925-655-2875

E-mail Margaret.Mitchell@dcd.cccounty.us

County File # CDDP21-03036

Prior to November 22, 2021

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # AE

60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP21-03036

File Date: 10/26/2021

Applicant:

Owen Poole SDC Delta Coves LLC
151 Spyrock Court
Walnut Creek, CA 94595

owen@realestatesvs.com
(925) 933-4928

Property Owner:

Nick Taratsas
7600E DOUBLETREE RANCH RD #250
SCOTTSDALE, AZ 852582136

ntaratsas@dmbdevelopment.com
(480) 367-7314

Project Description:

Development Plan modification to CDDP14-03028 to modify the proposed type of residential units from apartments and cottages to the construction of 30 single family detached residences on parcel B and 34 single family detached residences on parcel e and various improvements on the site and to reduce the total amount of units from 64 residential units to 64 residential units.

Project Location: (Address: 0 WEST WIND PL, BETHEL ISLAND, CA 94511), (APN: 031010011)

Additional APNs: 031010012

General Plan Designation(s): SL

Zoning District(s): "P-1, -FH -UE"

Flood Hazard Areas: See Map

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

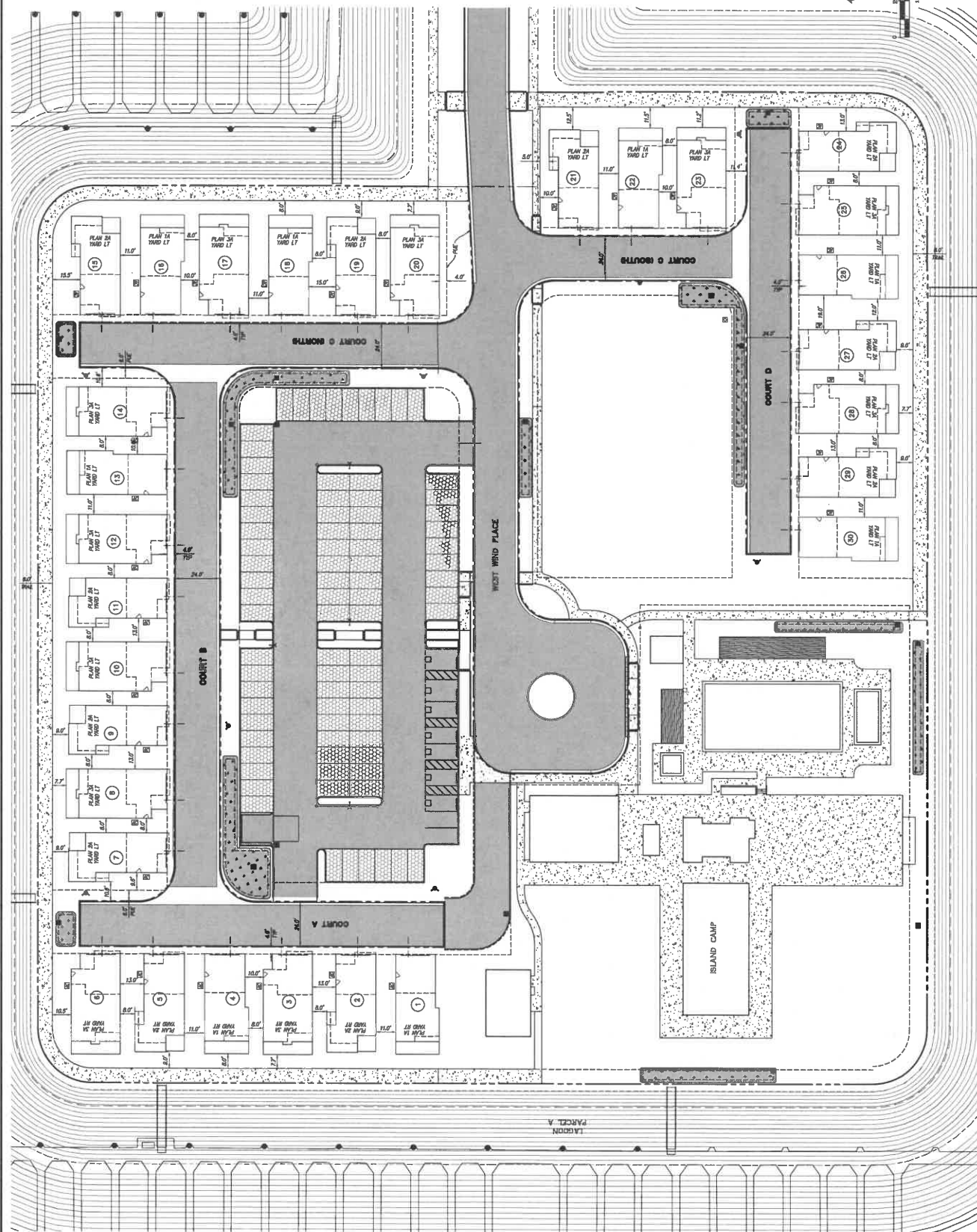
Fire District: EAST CO CO FIRE

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site:

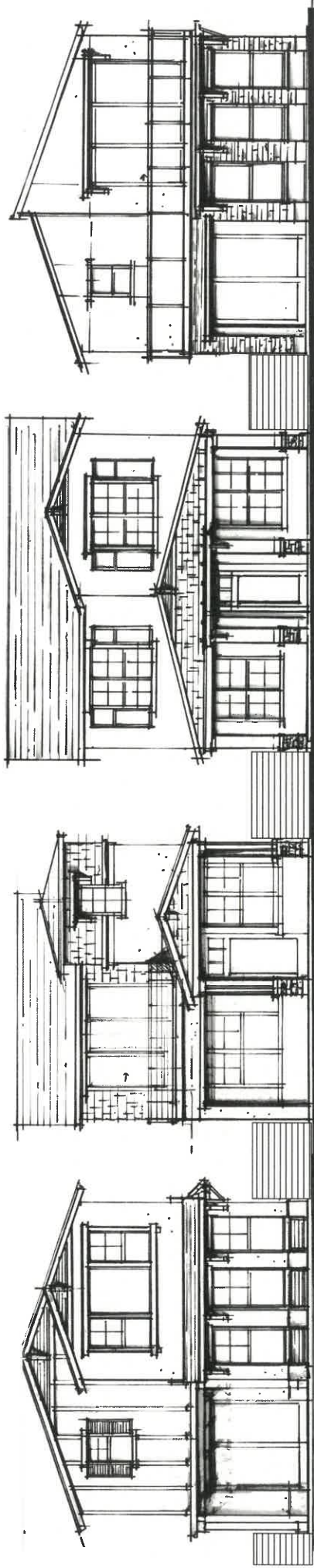
Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS039C	Dev. Plan Substantial Modif P-1 DCD	002606-9660-REV-000-5B039C 0.931	4500.00	4500.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			4662.00	4662.00



PARCEL B - SITE PLAN
SUBDIVISION 9426 - DELTA COVES COTTAGES
 BETHEL ISLAND, CONTRA COSTA COUNTY, CALIFORNIA
 FOR PLEIN HOMES

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS, PLANNERS & SURVEYORS
 1000 RUGGERI DRIVE
 SAN FRANCISCO, CA 94103
 PHONE: (415) 777-1100 FAX: (415) 777-5545
 DATE: OCTOBER 4, 2001
 SHEET 1 OF 1



PLAN 2

PLAN 3

PLAN 1

PLAN 2



PLAN 3

PLAN 1

PLAN 1

PLAN 2

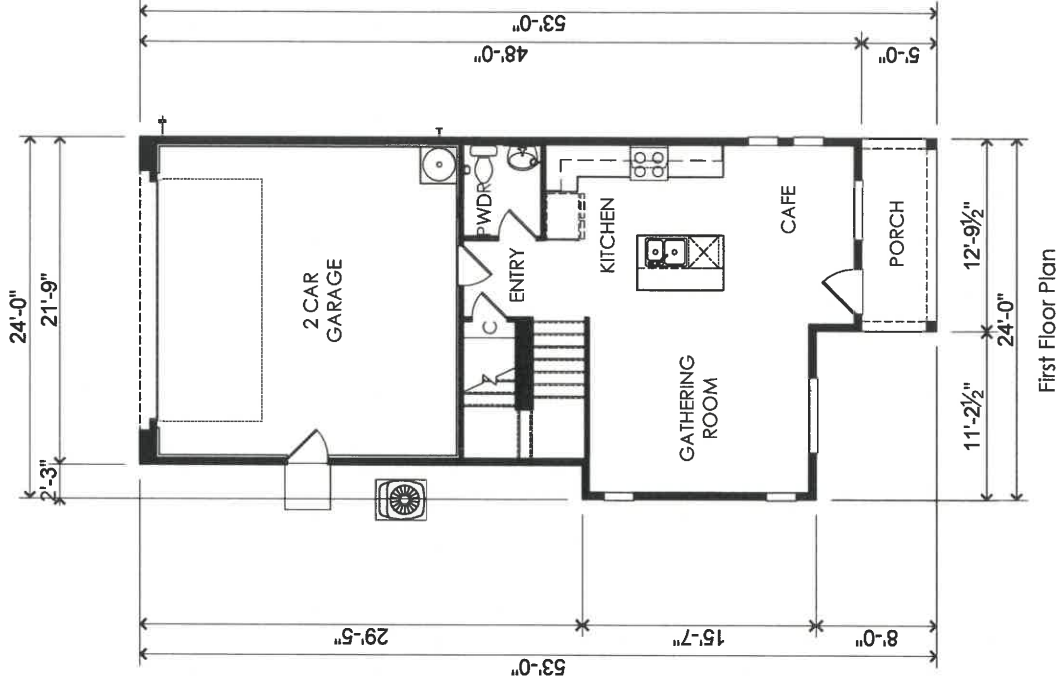
LAKE SIDE STREETSCAPE- CONCEPTS

BETHEL ISLAND

FLOOR PLAN
ELEVATION 'A' SHOWN



(c) Copyright 2021 PulteGroup, Inc.



Floor Area Table			
	SQ. FT.	SQ. FT.	SQ. FT.
1st Floor	591		
2nd Floor	985		
Total	1,576		
2 Car Garage	447		
Porch	154		

PLAN 1 ■ 1,576 SQ. FT.

BETHEL ISLAND

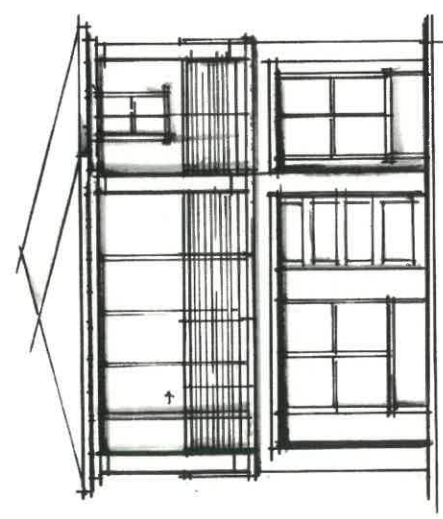
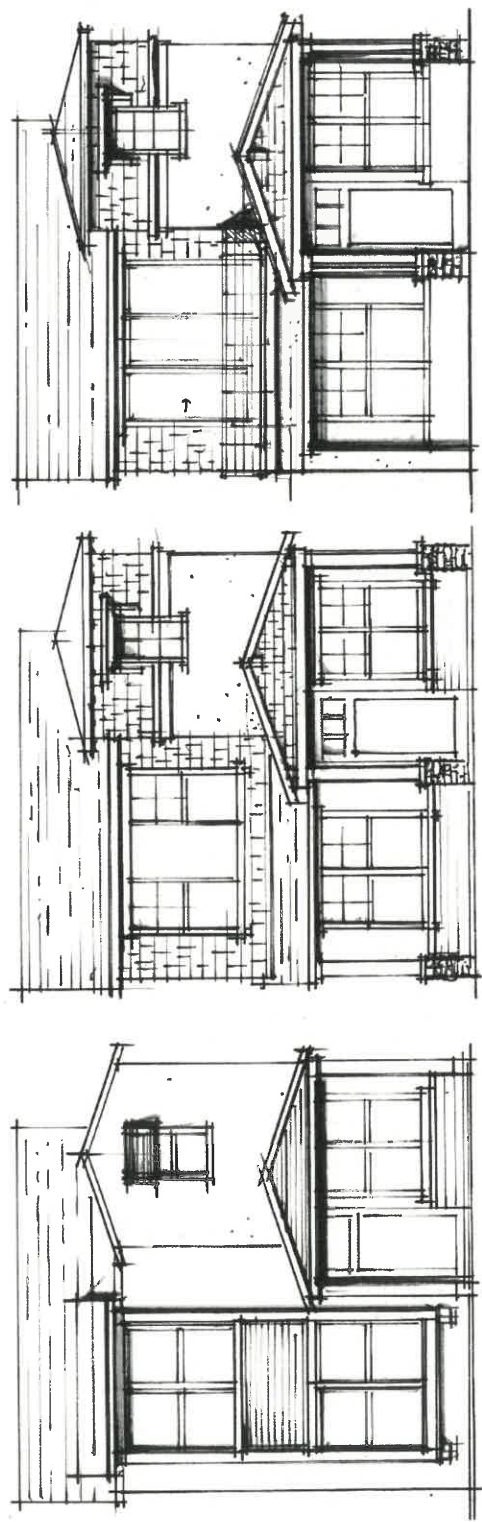
FLOOR PLAN

ELEVATION 'A' SHOWN



FLOOR PLAN

ELEVATION 'A' SHOWN



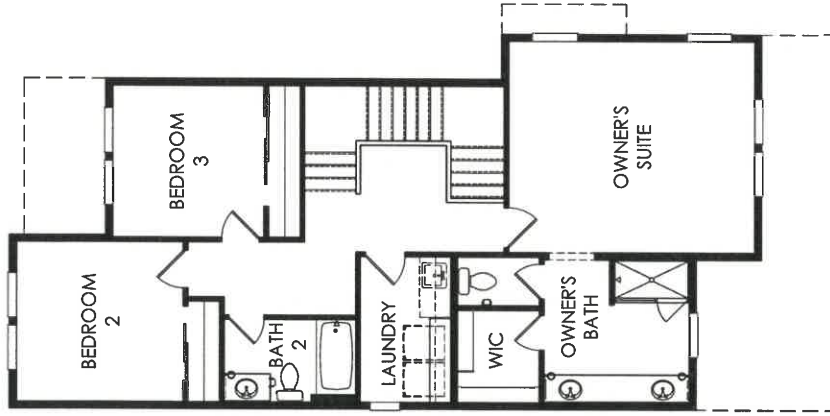
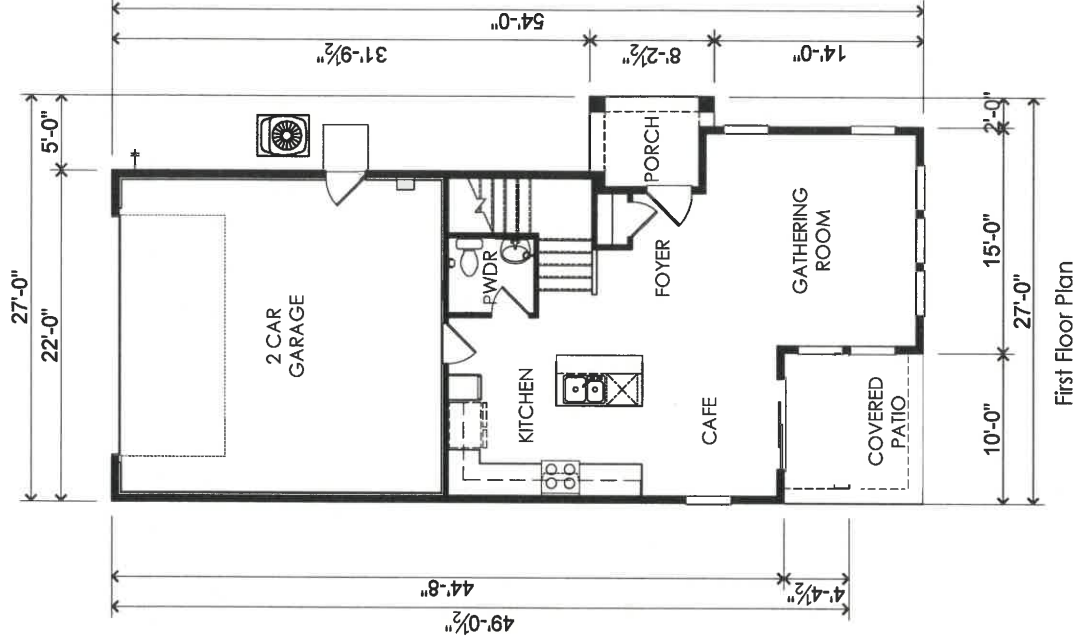
SECOND FLOOR BALCONY IS OPTIONAL AND VARIES PER ELEVATION

BETHEL ISLAND

PLAN 1 ■ 1,576 SQ. FT.

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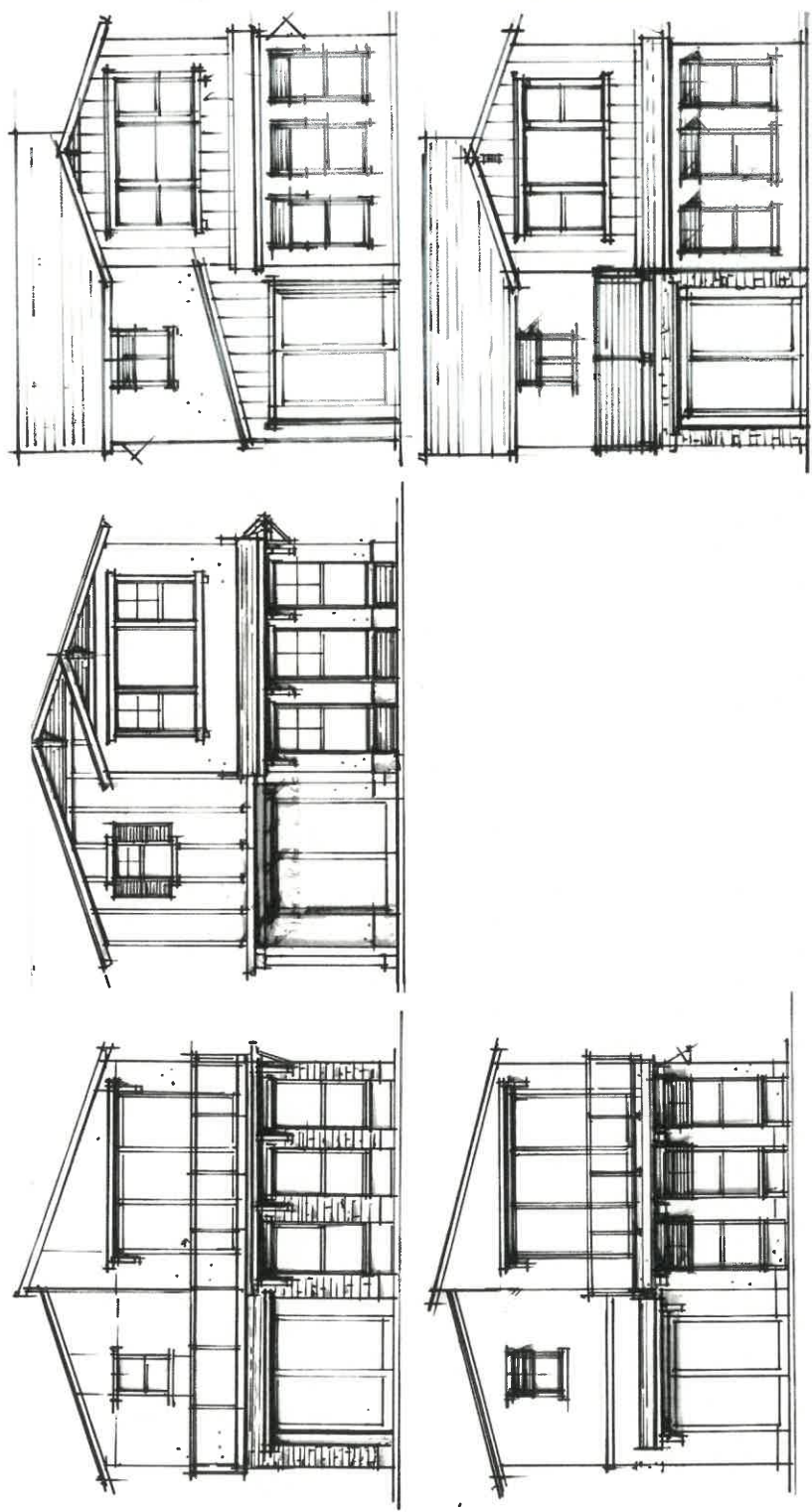
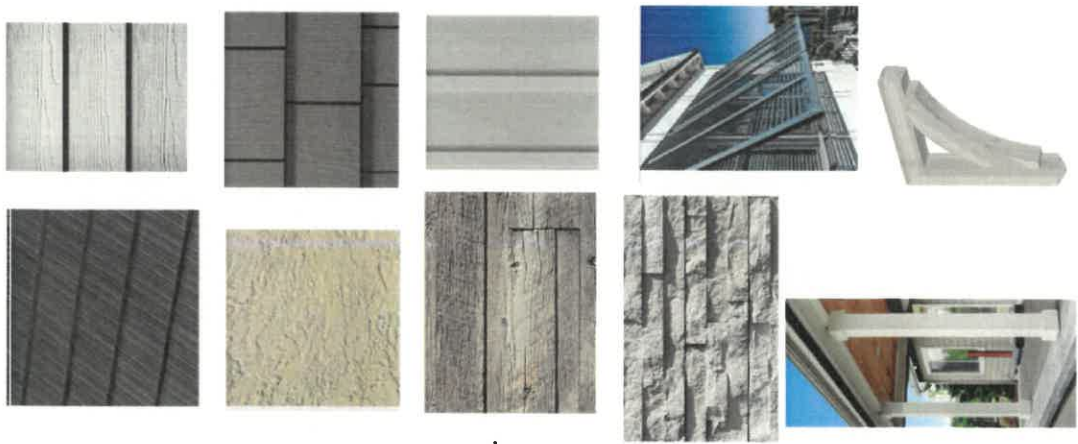
Floor Area Table			
1st Floor	648	SQ. FT.	
2nd Floor	1,008	SQ. FT.	
Total	1,655	SQ. FT.	
2 Car Garage	486	SQ. FT.	
Porch	44	SQ. FT.	
Covered Patio	93	SQ. FT.	

PLAN 2 ■ 1,655 SQ. FT.

BETHEL ISLAND

FLOOR PLAN

ELEVATION 'A' SHOWN



FLOOR PLAN

ELEVATION 'A' SHOWN

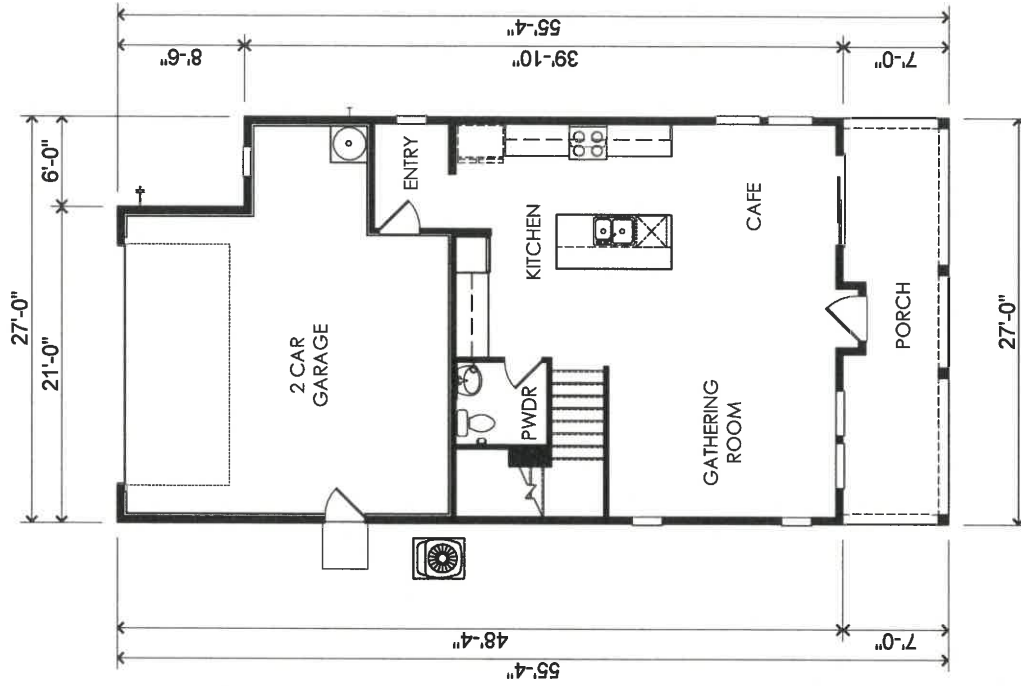
BETHEL ISLAND

SECOND FLOOR BALCONY IS OPTIONAL AND VARIES PER ELEVATION

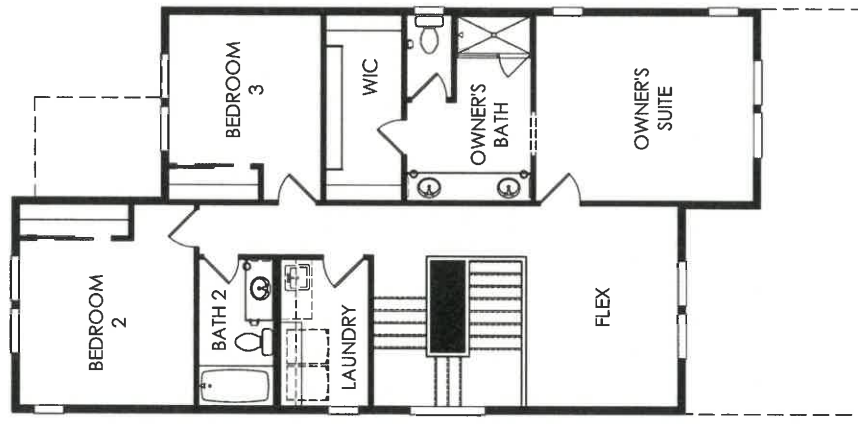
PLAN 2 ■ 1,655 SQ. FT.

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First Floor Plan



Second Floor Plan

Floor Area Table			
1st Floor	753	SQ. FT.	
2nd Floor	4,129	SQ. FT.	
Total	1,882	SQ. FT.	
2 Car Garage	508	SQ. FT.	
Porch	182	SQ. FT.	

PLAN 3 ■ 1,882 SQ. FT.

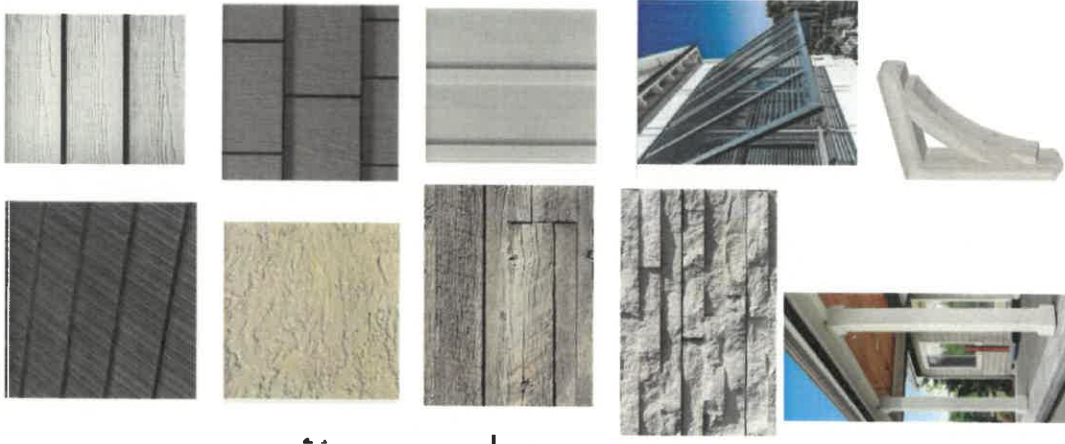
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BETHEL ISLAND

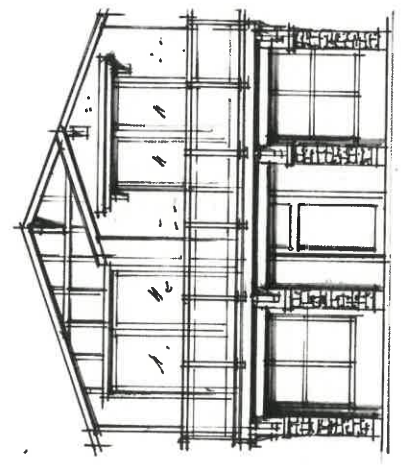
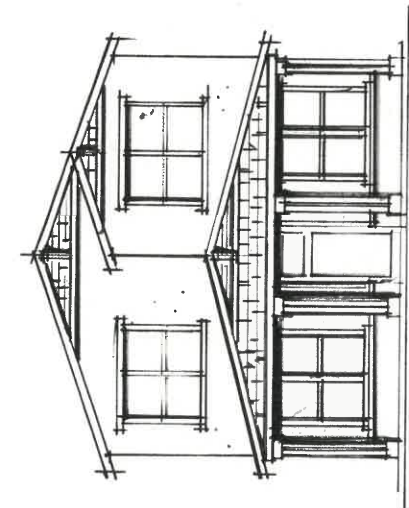
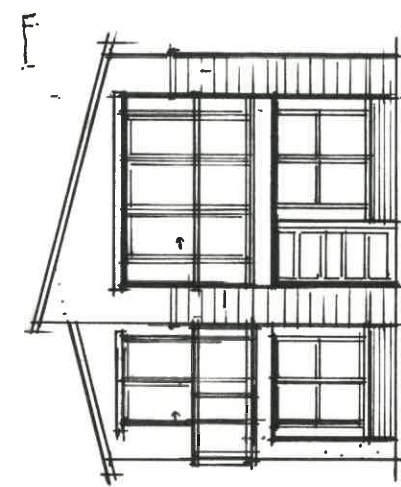
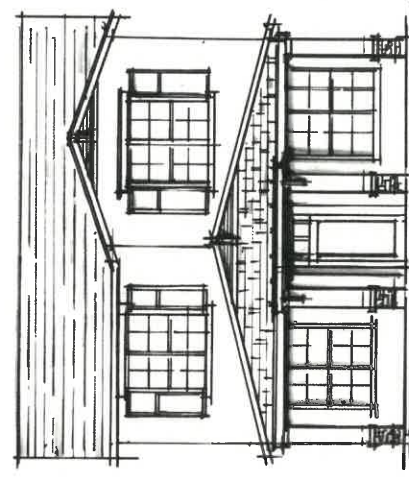
FLOOR PLAN

ELEVATION 'A' SHOWN



FLOOR PLAN

ELEVATION 'A' SHOWN



SECOND FLOOR BALCONY IS OPTIONAL AND VARIES PER ELEVATION
 PLAN 3 ■ 1,882 SQ. FT.

BETHEL ISLAND



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Aerial Map



- Legend**
- Board of Supervisors' Districts
 - City Limits
 - Unincorporated
 - Streets
 - Building Outlines
 - Assessment Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

1:5,135



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0.2 Miles

0.08

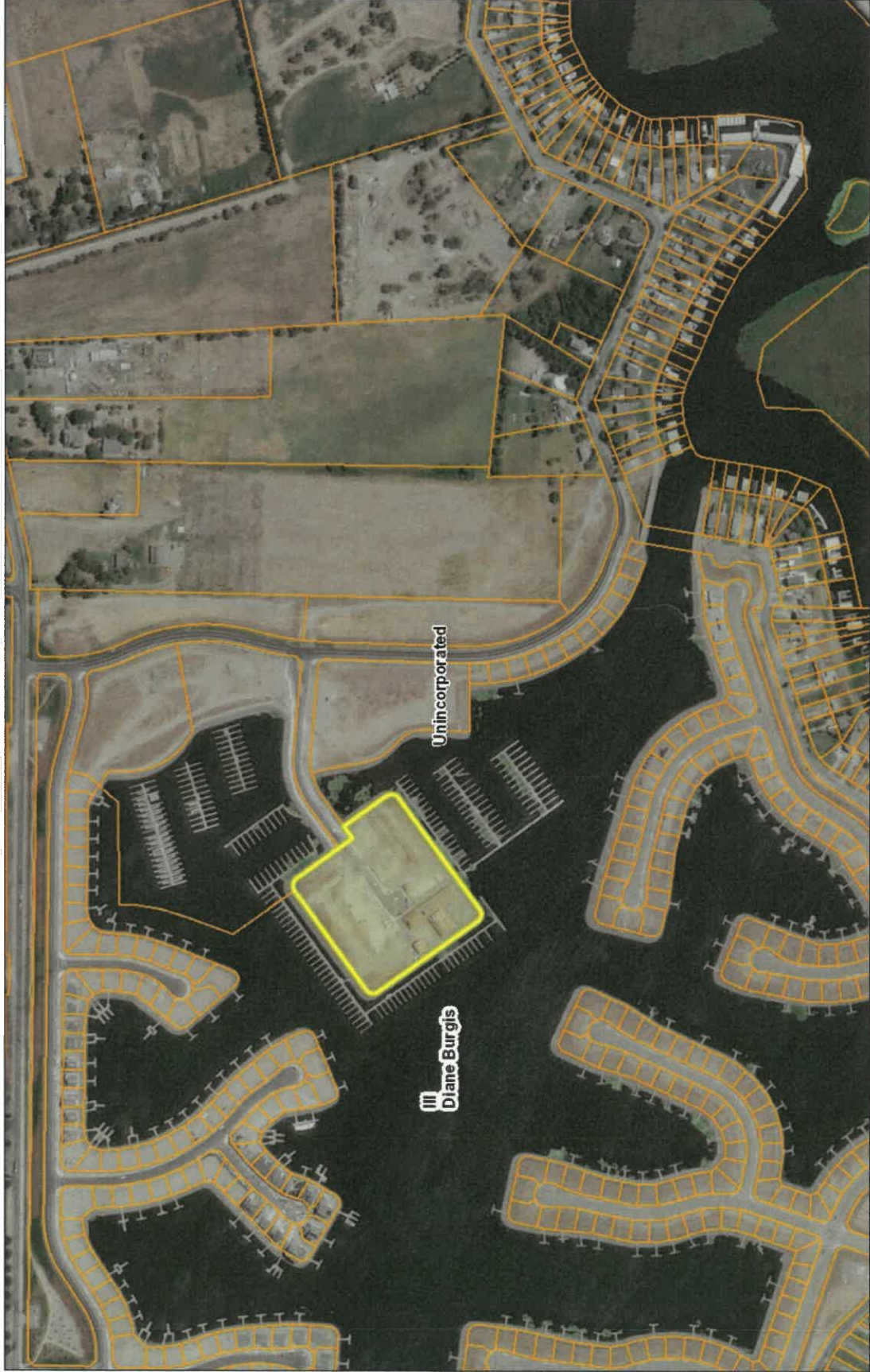
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WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

Central Costa County - DOIT GIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION



General Plan



Legend
<div> <div>Board of Supervisors' Districts</div> <div>City Limits</div> <div>Unincorporated</div> </div>
<div>General Plan</div> <div> <div>SV (Single Family Residential - Very Low Density)</div> <div>SL (Single Family Residential - Low Density)</div> <div>SM (Single Family Residential - Medium Density)</div> <div>SH (Single Family Residential - High Density)</div> <div>MT (Multiple Family Residential - Low Density)</div> <div>MM (Multiple Family Residential - Medium Density)</div> <div>MH (Multiple Family Residential - High Density)</div> <div>MV (Multiple Family Residential - Very High Density)</div> <div>MS (Multiple Family Residential - Senior Housing)</div> <div>CC (Congregate Care/Senior Housing)</div> <div>MO (Mobile Home)</div> <div>M-1 (Parker Avenue Mixed Use)</div> <div>M-2 (Downtown/Westfield Roadside)</div> <div>M-3 (Pleasant Hill BART Mixed Use)</div> <div>M-4 (Willow Pass Road Mixed Use)</div> <div>M-5 (Willow Pass Road Commercial)</div> <div>M-6 (Bay Point Residential Mixed Use)</div> <div>M-7 (Pittsburg/Bay Point BART Station)</div> <div>M-8 (Dougherty Valley Village Center)</div> <div>M-9 (Montebello Manor Mixed Use)</div> <div>M-10 (Willow Pass Business Park A)</div> <div>M-11 (Alpaca Way Mixed Use)</div> <div>M-12 (Triangle Area Mixed Use)</div> <div>M-13 (San Pablo Dam Road Mixed Use)</div> <div>M-14 (Heritage Mixed Use)</div> <div>CO (Commercial)</div> <div>OF (Office)</div> <div>BP (Business Park)</div> <div>LI (Light Industry)</div> <div>HI (Heavy Industry)</div> <div>AL (Office)</div> <div>OB (Agricultural Land & Office)</div> <div>CR (Commercial Recreation)</div> <div>ACO (Airport Commercial)</div> <div>LF (Landfill)</div> <div>PS (Public/Government)</div> </div>
<div>1:5,135</div> <div>0.2 Miles</div> <div>WGS 1984 Web Mercator Auxiliary Sphere</div>

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. Contra Costa County -DOT GIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning Map



- Legend**
- Board of Supervisors' Districts
 - City Limits
 - Unincorporated
 - Zoning
 - R-6 (Single Family Residential)
 - R-6.5 (Single Family Residential)
 - R-6.5-UE (Flood Hazard and A)
 - R-6-SD-1 (Slope Density Hillside)
 - R-6-SD-1 (Slope Density Hillside)
 - R-6-TOV-X (Tree Obstruction and
 - R-6-UE (Urban Farm Animal Excl
 - R-6-X (Railroad Corridor Combin
 - R-7 (Single Family Residential)
 - R-7-X (Railroad Corridor Combin
 - R-10 (Single Family Residential)
 - R-10-UE (Urban Farm Animal Excl
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20-UE (Urban Farm Animal Excl
 - R-40 (Single Family Residential)
 - R-40-UE (Urban Farm Animal Excl
 - R-40-UE (Flood Hazard and F
 - R-40-UE (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1-T (Transitional Combining Det
 - D-1-UE (Urban Farm Animal Excl
 - M-12 (Multiple Family Residential)
 - M-12-FH (Flood Hazard Combining
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-R (Forestry Recreational)
 - F-1 (Water Recreational)
 - F-1-FH (Flood Hazard Combining I
 - A-2 (General Agriculture)
 - A-2-BS (Boat Storage and So
 - A-2-BS-SO (Boat Storage and So
 - A-2-FH (Flood Hazard Combining I
 - A-2-FH-SO (Flood Hazard and St

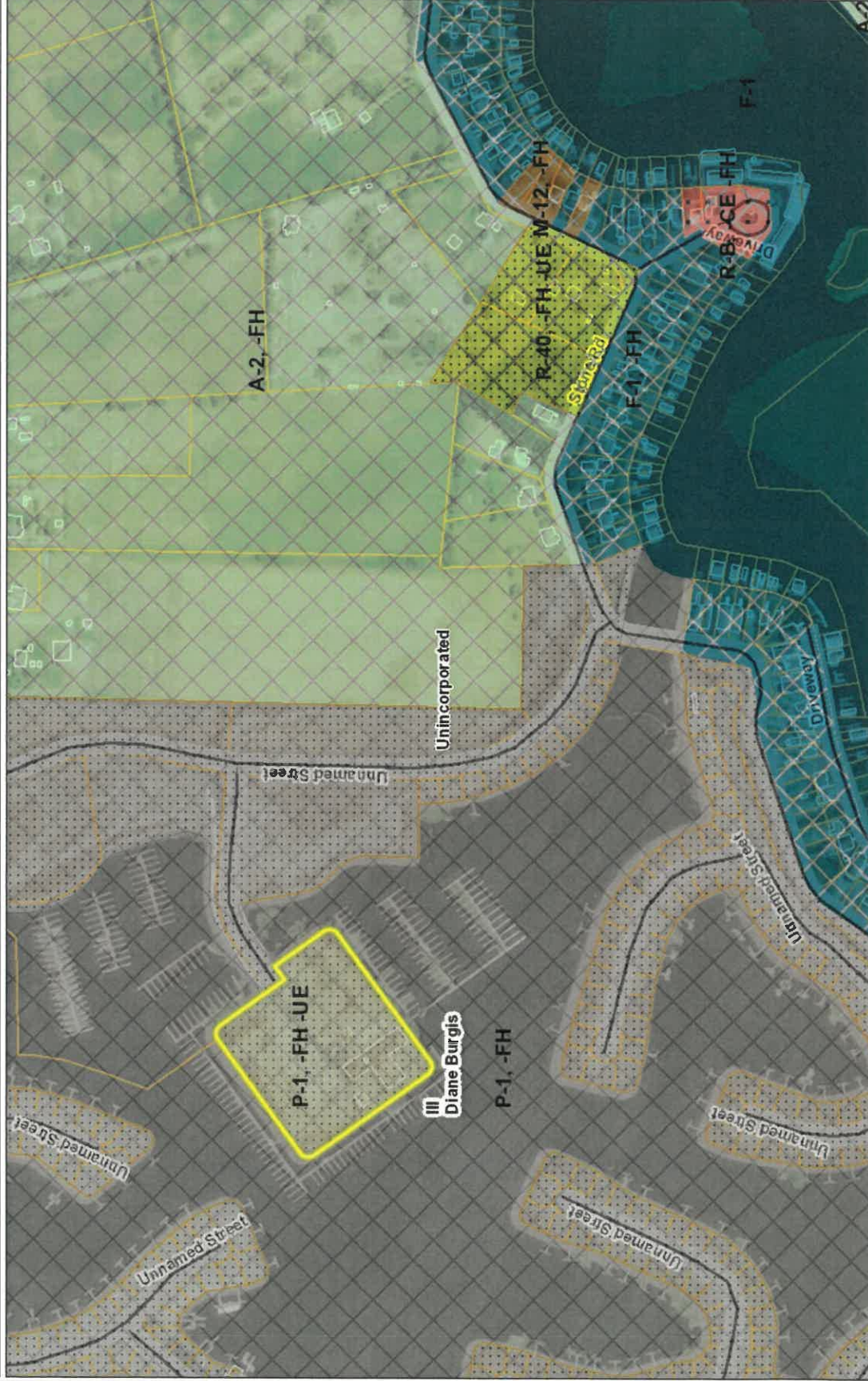
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Notes

Contra Costa County - D01 GIS

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



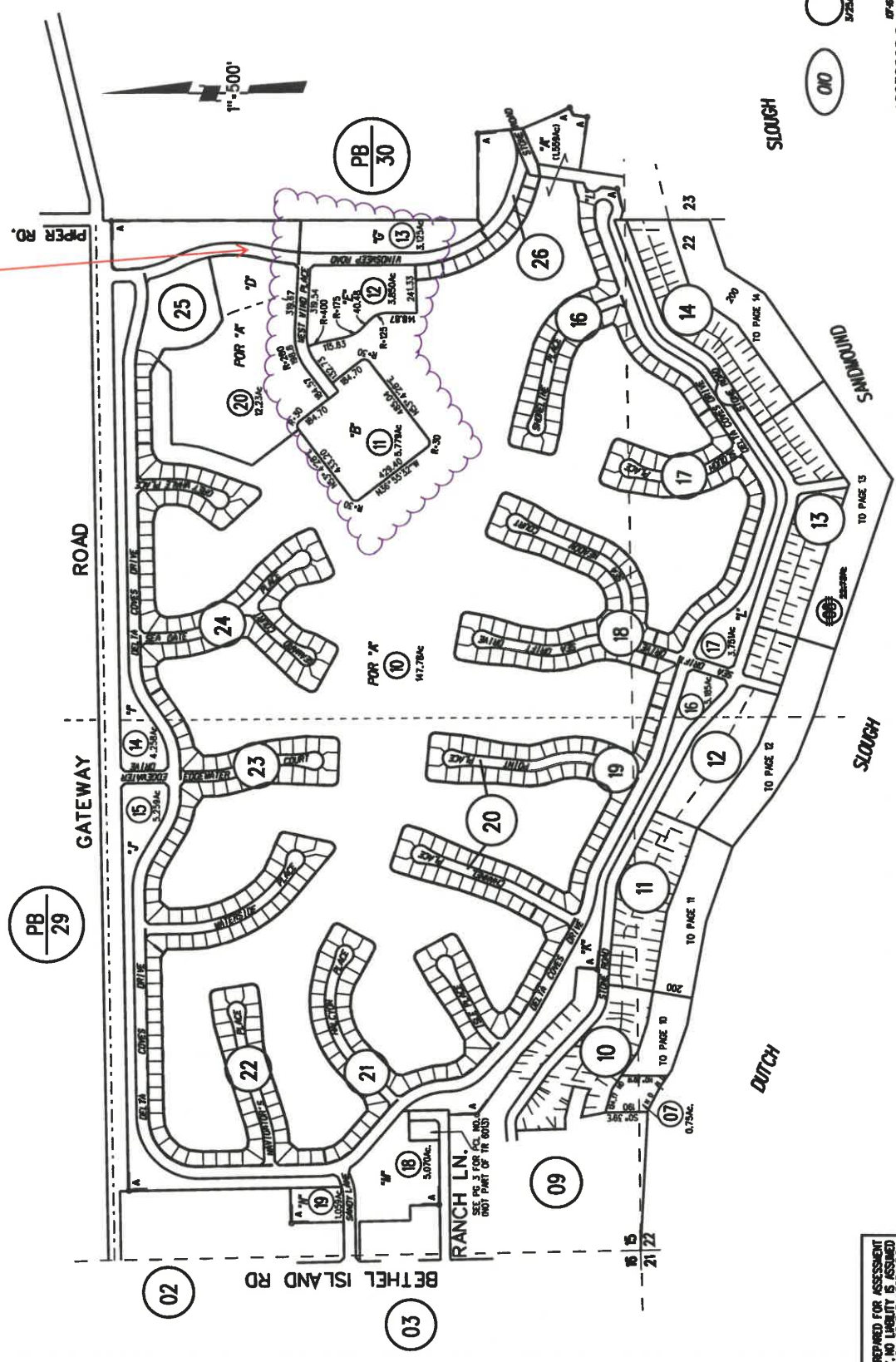
0.1 Miles

WGS 1984 Web Mercator Auxiliary Sphere

POR W1/2 SEC 14 / POR S1/2 SEC 15 & POR N1/2 SEC 22
T2N R3E MDBM
"2000" A- POR TRACT 6013 MB 476-37 S222/00 Q02.7A CONVECS AT BETHEL ISLAND

F-27

project site



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ASSessor'S OFFICE MAY NOT COMPLY WITH LOCAL LOT SPLIT MAY OR BUILDING SITE ORDINANCES.

SLOUGH

DUTCH

SLOUGH

000 0250/15

ASSessor'S MAP
BOOK 31 PAGE 1
CONTRA COSTA COUNTY, CALIF.
Sanborn Date : 03/11/1999

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 18, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

OCT 14 2021

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/87466557848>

Meeting ID: 874 6655 7848

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

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1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED HEARING:

- 2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 08/02/2021 LC) CF Staff Report

3. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

- 3a. SALVADOR HERNANDEZ (Owner), County File # BIRF20-00481: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF20-00481. This case is for violation(s) of the storage of two (2) semi-trailers and two (2) sections of a manufactured home on the property in an A-2 zoning district. The property is located at 2195 Eden Plains Road, Brentwood. CF Staff Report

- 3b. KENNETH & PATRICIA MANNING: (Owners) County File #BIRF19-00790: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00790. This case is for violation(s) of the operation of contractor/construction yards AND the storage of travel trailers, vehicles, equipment, materials and shipping containers on a property in the A-2/A-3 zoning district. CF Staff Report
4. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 4a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) (Continued from 9/20/21) MM Staff Report
5. LAND USE PERMIT: PUBLIC HEARING
- 5a. WISSAMA KASFY (Applicant) - DAVID BAILEY (Owner), County File #CDLP21-02030: The applicant requests approval of a Land Use Permit to establish an automotive smog check station use (El Sobrante Smog Center) within an existing building. The project does not propose any exterior or interior changes to the existing building. The project will have up to 2 full time employees and will provide up to 12 parking spaces. Proposed hours of operation are Monday through Friday, 8:30 AM to 5:30 PM and Saturday, 8:30 AM to 2:30 PM. The subject property is located at 5050 Appian Way in the El Sobrante area of the County. (Zoning: P-1, El Sobrante) (Assessor's Parcel Number: 425-240-024) EL Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING
- 6a. MAGGIORA & GHILOTTI INC. (Applicant and Owner), County File #CDDP18-03020: The applicant requests approval of a Development Plan for the purposes of constructing and operating a contractor's yard. The project includes: 1) raising the site's elevation between 8 and 12 feet, 2) grading of 155,600 cubic yards of soil (cut of 14,000 cubic yards and fill of 141,600 cubic yards which will be phased over a 5-year period), 3) access improvements along Radiant Avenue, 4) drainage improvements, and 5) exception requests to Section 914-2.004 (Offsite collect and convey requirements) and Section 914-12.010 (Detention Basins-Maintenance) of the code to allow for private maintenance of the detention infrastructure. The project will also include fill of 0.84 acres of Seasonal Wetland Habitat and construction of 2.72 acres of wetland mitigation area. The subject property is located at 2800 Radiant Avenue in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN: 408-082-030) FA Staff Report
7. RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING
- 7a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: This a request for a reconsideration of the County Zoning Administrator's approval of a four-lot minor subdivision to include a Condition of Approval to the project that was inadvertently excluded. The Condition of Approval requires that prior to recordation of the parcel map, title to the subject property be conveyed in fee to the East Bay Regional Park District for the purpose of maintaining the property as open space. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 1, 2021.

*****REVISED*****

RECEIVED

OCT 19 2021

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, OCTOBER 27, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT:
<https://cccouny-us.zoom.us/j/89469884332>

Meeting ID: 894 6988 4332

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

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. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

****** 6:30 P.M.******

1. ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa County Planning Commission under Assembly Bill 361: AB361 resolution -CPC 10.19.2021
2. PUBLIC COMMENTS:
3. PUBLIC HEARINGS
- 3a. PATRICK VAUCHERET (Applicant) - MANGALPAL TAKHAR AND SONYA SACHDEVA (Owners) - EZZAT AKBARI (Appellant), County File #CDTP21-00031: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow work within the dripline of eleven code protected trees on a vacant lot. The work is for the construction of a new single-family residence and includes grading of 190 cubic yards of cut, and 270 cubic yards of fill. The address is 144 Brodia Way, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-40 Single-Family Residential District (R-40)) (APN: 140-180-009) DL Staff Report

4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, NOVEMBER 10, 2021.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, NOVEMBER 1, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

OCT 29 2021

1:30 P.M.

BY: _____

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ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/82741930791>

Meeting ID: 827 4193 0791

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1. ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: AB 361 Resolution – ZA 10.19.2021
2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 2a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) (Continued from 10/18/2021 TM) MM Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. HARMAN CHAHAL C/O STEVE RAWLINGS (Applicant) - IKE HYUN JOH (Owner), County File #CDLP21-02019: A request for approval of a land use permit to allow for the sale of liquor and spirits at Colusa Market, in addition to the beer and wine which is presently offered for sale at this establishment. The applicant proposes to upgrade an existing Type 20 Off-Sale Beer and Wine License to a Type 21 Off-Sale General License. The subject property is located at 406 Colusa Avenue in the Kensington area. (Zoning: Retail Business (R-B), Tree Obstruction of View (-TOV), and Kensington (-K)) (APN: 571-320-008) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 15, 2021.

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, NOVEMBER 10, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

NOV 04 2021

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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Meeting ID: 865 8398 5737

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**** 6:30 P.M. ****

1. CONSIDER authorizing the County Planning Commission to continue teleconference meetings under Government Code section 54953(e), make related findings, and take related actions. Staff Report
2. PUBLIC COMMENTS:
3. PUBLIC HEARINGS
- 3a. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO SIGNS.
County File # ZT19-00002: This is a hearing on a County-initiated Zoning Text Amendment ordinance to amend Chapter 88-6, delete Chapter 88-8 and Chapter 88-9, and amend other provisions of the County Ordinance Code to regulate the construction, placement, display, and maintenance of signs in the unincorporated area of the County. JC Staff Report

- 3b. PETER BOBRO, E-GROUP SF, LLC (Applicant), MARINA MARTINEZ (Owner), County File #CDRZ21-03259 / CDLP21-02010: The applicant is seeking approval to rezone a 77-acre parcel, presently within a General Agricultural (A-2) zoning district, for inclusion within the Solar Energy Generation Combining District (-SG). Additionally, the applicant seeks Land Use Permit Approval to establish a 6.5-megawatt capacity Commercial Solar Energy Generation facility and 8-megawatt-hour capacity battery storage system. The subject property is located near the western terminus of Byron Hot Springs Road approximately 1.25 miles east/southeast of Vasco Road in the Byron area (Zoning: A-2 General Agricultural District) (APN 001-021-012) AV Staff Report
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, DECEMBER 15, 2021.

NOTICE OF A PUBLIC HEARING

On WEDNESDAY, NOVEMBER 10, 2021 at 6:30 p.m., the Contra Costa County Planning Commission will hold a public hearing to consider an application for a ZONING TEXT AMENDMENT, as described below.

PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO SIGNS, County File # ZT19-00002: This is a hearing on a County-initiated Zoning Text Amendment ordinance to amend Chapter 88-6, delete Chapter 88-8 and Chapter 88-9, and amend other provisions of the County Ordinance Code to regulate the construction, placement, display, and maintenance of signs in the unincorporated area of the County.

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https://contra-costa.granicus.com/ViewPublisher.php?view_id=14

Persons who wish to address the Commission may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860. The meeting agenda posted prior to the November 10, 2021 Commission meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/AgendaCenter/County-Planning-Commission-82>.

For further details, contact the Contra Costa County Department of Conservation and Development, Jennifer Cruz at 925-655-2867 or Jennifer.Cruz@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development